

Submitted April 27, 2005  
Approved As Written  
Date April 27, 2005

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION**  
**MEETING NO. 5-05**  
**Wednesday, March 9, 2005**

The City of Rockville Planning Commission convened in regular session in the City Hall Council Chamber Room at 7:00 p.m., Wednesday, March 9, 2005.

**PRESENT**

**John Britton, Chair**  
**Frank Hilton    Gerald Holtz**  
**Steve Johnson   Brigitta Mullican**  
**Kate Ostell   Robin Wiener**

**Present:** Art Chambers, Director, Community Planning & Development Services  
Scott Parker, Acting Chief of Planning  
Sondra Block, Assistant City Attorney  
Ed Duffy, Community Planning & Development Services  
Deane Mellander, Planner III  
Castor Chasten, Planner III  
John Scabis, Department of Public Works  
Larry Marcus, Chief, Traffic & Transportation

**REVIEW AND ACTION**

**Planned Residential Unit Detailed Application PRU2004-0021A, Mid-City Urban**

The applicant is proposing the redevelopment of the Lincoln Terrace housing complex on Moore Drive with 53 townhouses, 7 single-family detached units, a park and associated amenities.

Mr. Parker stated that one condition has been added to the application - "That the Home Owners Association documents should be approved by the City as part of the detailed application."

Mr. Mellander presented the staff report. He said the Exploratory Application was approved by the Mayor and Council on January 10, 2005. This application is substantially the same proposal approved by the Mayor and Council. Mr. Mellander stated that the application is for a site in East Rockville, generally bounded by Westmore

Avenue and North Horners Lane with access out on Frederick Avenue by Moore Drive. The applicant is proposing to redevelop the site that had been public housing for a long time. The applicant submitted a revised site plan just at the deadline for preparing the staff report, so, a number of the conditions could be deleted this evening. The project is a mix of townhouses and single-family houses. Moore Drive would remain a public street and it will be expanded to provide a green space in the center of the project. He identified the conditions to be deleted. He recommended that Condition 30 be revised to read, "Provide a pedestrian path for access to the park in the green area between Lots 47 and 48." Mr. Mellander noted that the Historic District Commission reviewed the project's architecture and its compatibility with the surrounding neighborhood and recommended approval of the project.

Commissioner Hilton questioned staff regarding a regional SWM facility through this property and what properties would be served by the facility.

John Scabis explained that this is a five-acre site and the natural drainage area of the site is approximately 25 acres and the facility would be treating water quality for the subject site and an additional 25% area off-site. This facility would be a benefit to the neighbors because, currently, there are no water quality facilities in that drainage area.

Commissioner Hilton questioned staff regarding the zoning, number of homes permitted in the R-60 zone as compared to a PRU, the number of MPDUs, Section 8 and market rate units, HOA responsibilities, and landscaping of the site.

Commissioner Hilton asked who pays the TDM requirement. Mr. Parker replied that the developer would pay it for market rate units only for a period of ten years.

The Commission discussed concerns regarding the HOA areas, park area on the site, and the existing black metal fence will remain.

Vicky Davis, a principal with Mid-City Urban introduced the members of the Rockville Housing Enterprises (RHE). She noted that Wilma Bell is the mother of this project.

Ms. Davis presented the project. She stated that they have been working on this project since the year 2000.

Chris Gordon, architect described the architecture as to how it blends in with the community.

Karen Carpenter with Apex Engineering described the layout of the plan including pedestrian accesses and open space parks.

Ms. Davis discussed the public purpose of the program. She pointed out that the 65 units of public housing on the site have been vacated and the families have been relocated. The goal is to create a mixed income community providing a very high level of living space homes for people who are going to be purchasing homes. In general, there are

three affordability categories. There are a total of 60 units, 18 units are focused on low income, 20 units are MPDUs, and 22 units are market value. There are also new financing programs such as home ownership training, and job training for the homeowners of the lower priced homes.

Commissioner Johnson asked what happens after the first sale. He asked if there were restrictions on subsequent sales. Mr. George Young, Executive Director of RHE replied that there is a 30-year restriction to get full value out of the property for a resale. For example, the low income and MPDU units, those purchasers would have to remain in the unit for 30 years in order to get the full value out of the property. Mr. Young stated that RHE follows Rockville's MPDU rules.

Mr. Duffy explained the MPDU requirements. Mr. Duffy explained that a covenant is placed upon the land that fixes the price for 30 years. During that period of that 30 years, if the owner wishes to refinance it or sell the property, he/she is given a credit for the difference between the consumer price index at the time of purchase and at the time of sale plus a dollar for dollar credit for any capital improvements made to the house.

In response to the Commission, Ms. Davis explained the housing prices and how they work with the low income to the market value houses.

Commissioner Holtz moved, seconded by Commissioner Ostell to approve Planned Residential Unit Detailed Application PRU2004-0021A, Mid-City Urban per staff recommendations as modified. The motion passed unanimously.

**Use Permit Application USE2004-00682, Michael Lowe, Montgomery County  
Department of Public Works & Transportation, 1283 Seven Locks Road**

The applicant proposes to demolish an existing truck depot and two salt storage domes, construct a new depot building, new truck storage shelters, a new salt storage barn.

Mr. Chasten presented the staff report. He said that the existing site is improved with a variety of building structures, which make up the Seven Locks Road Technical Center operated by the Montgomery County's Department of Public Works and Transportation. The property is approximately 19 acres in size and located in the northeast quadrant of Wootton Parkway and Seven Locks Road in the I-3 Zone. The County's Department of Public Works and Transportation propose to make a number of improvements on this site including a new salt dome and a maintenance depot facility building. The improvements would include razing two existing road-salt storage domes and the existing truck depot; construct a new covered truck depot, which would contain office space, vehicle repair facilities, locker rooms, restroom and shower facilities; construct a new road-salt storage barn building structure, designed to allow trucks to be loaded within the new building structure; and, construct vehicle storage building facilities to store the center's truck fleet. The applicant wishes to construct this facility 10 feet from the side lot line instead of 75 feet as required. The applicant also proposes to construct a masonry wall to screen the

site from the neighboring office buildings on the adjacent lots. The applicant proposes to construct additional service parking spaces to accommodate the new truck terminal.

Michael Lowe with Montgomery County presented the request.

Greg Lukmire of Lukmire Partnership Architects stated that the County is not changing the use; they are basically cleaning up the site. The existing facilities were built in the 1950s and they no longer serve the function for the road crews who maintain the area around the Seven Locks Technical Center. The original building, which is the depot, is a concrete block building, two stories tall and the two salt domes are below that building. The County would like to cover the trucks to help them elongate their life and demolish the existing maintenance depot building and rebuild it close to where the existing salt domes are located and construct a new salt barn to the left of those two salt domes and that would basically open the center of the site. Mr. Lukmire noted that there would be no more trucks than there are now and no more employees; they just want to expand the salt barn.

The Commission discussed concerns regarding notification process, stormwater management runoff, and landscape plan.

Commissioner Ostell moved, seconded by Commissioner Mullican to approve Use Permit Application USE2004-00682, Michael Lowe, Montgomery County Department of Public Works & Transportation, 1283 Seven Locks Road per staff recommendations. The motion passed unanimously.

## **DISCUSSION**

### **Update on Town Center Roadway Capacity Study**

Mr. Marcus briefed the Planning Commission regarding the Town Center Roadway Capacity Study. He said a draft would be submitted to the Mayor and Council in May 2005. Mr. Marcus discussed the expectations of the study as well as the process. He provided an overview of the regional patterns that affect the City, and improving the congestion levels.

The Commission discussed concerns regarding the traffic, ICC, signage to mitigate traffic, traffic congestion, failing intersections, sending out notices to all neighborhoods so they would be aware of the study, providing input of study to the Mayor and Council, and discussing the study at the next meetings.

Mr. Chambers stated that the Study originated with the Mayor and Council. He stated that staff would bring the complete plan back to the Planning Commission, Traffic & Transportation Commission and the Mayor and Council.

## **COMMISSION ITEMS**

### **New Business**

Commissioner Mullican stated that the end of her term on the Commission would be March 23, 2005. She said she has been on the Commission for seven years.

Commissioner Hilton announced his good-bye to Hal Cranor, Director of Public Works. Commissioner Hilton stated that in his tenure on the Planning Commission, he has enjoyed Mr. Cranor's counsel, and his practical pragmatic approach to things.

### **ADJOURN**

There being no further business to come before the Planning Commission, the Chair adjourned the meeting at 9:20 p.m.